

051.A

0003

0018.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

698,700 / 698,700

USE VALUE:

698,700 / 698,700

ASSESSED:

698,700 / 698,700

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 88 | | SUMMER ST, ARLINGTON |

OWNERSHIP

Unit #: D18

Owner 1: CHAN STEVEN & ALICE

Owner 2:

Owner 3:

Street 1: 88 SUMMER ST #D18

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JACOBSON NEIL A -

Owner 2: -

Street 1: 88 SUMMER ST #D18

Twn/City: Arlington

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2197 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

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| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|---|-----|---------------------------|-------------------------|------|-----|-------------------------|------------|-----|------|-----------------|------------------------------------|--------------|------------|-------------------|--------------|------------------------|--------|----------------------|--------|----|-------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 8 | - Condo TnHs. | | | Full Bath: 2 | Rating: Very Good | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2H | - 2 & 1/2 Sty | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 1 | - Concrete | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: 1 | Rating: Very Good | | | | | | | | | | | | | | | | | | |
| Prime Wall: 2 | - Clapboard | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 | - Gable | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Very Good | | | | | | | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | | | | | | | | | | | | | | | | |
| View / Desir: N | - NONE | | | Fpl: 1 | Rating: Very Good | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | | | |
| Grade: C+ | - Average (+) | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: 2001 | Eff Yr Blt: | | | Location: E | - End Unit | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G12 | Fact: . | | | Floor: 1 | - 1st Floor | | | | | | | | | | | REMODELING | | | | RES BREAKDOWN | | | |
| Const Mod: | | | | % Own: 4.360000134 | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | Interior: | 1 | 4 | 2 | 1 | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Additions: | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: VG | - Very Good | | | Kitchen: | | | | | | | | | | | | | | | |
| Prim Int Wal 1 | - Drywall | | | Functional: | | | | Baths: | | | | | | | | | | | | | | | |
| Sec Int Wall: | | | | Economic: | | | | Plumbing: | | | | | | | | | | | | | | | |
| Partition: T | - Typical | | | Special: | | | | Electric: | | | | | | | | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Override: | | | | Heating: | | | | | | | | | | | | | | | |
| Sec Floors: | | | | Total: | 5.4 % | | | General: | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | SUB AREA | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 250.00 | | | | Rate | Parcel ID | Typ | Date | Sale Price | Code | Description | Area - SQ | Rate - AV | Undepr Value | SUB AREA DETAIL | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 0.77309966 | | | | | | | | | GLA | Gross Liv Ar | 2,197 | 202.920 | 445,812 | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| Electric: 3 | - Typical | | | Const Adj.: 1.04989493 | | | | | | | | | WDK | Deck | 288 | 9.940 | 2,864 | | | | | | |
| Insulation: 3 | - Typical | | | Adj \$ / SQ: 202.918 | | | | | | | | | IMAGE | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 67848 | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 | - Gas | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 | - Forced H/W | | | NBHD Inf: 1.29999995 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 738629 | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled 100 | | | Depreciation: 39886 | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 698743 | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | AvRate: | | | Ind.Val | | | | | Net Sketched Area: | 2,485 | Total: | 448,676 | | | | | | | |
| Make: [] Model: [] | | | | | | | | | | | | | Size Ad | 2197 | Gross Area | 2485 | FinArea | 2197 | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Serial #: | | | | Year: | | | | | PARCEL ID 051.A-0003-0018.0 | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | | | | | | |